

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

November 14, 2001
Maricopa Association of Governments Office
Saguaro Room
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Chairman, El Mirage	*Armando Rivas, Paradise Valley
Ken Sowers, Avondale	Neil Burning, Peoria
Mike Tibbett, Carefree	Alan Olson, Phoenix
Bob Lee, Cave Creek	*Tim Wegner, Queen Creek
Alex Banachowski, Chandler	Dave Potter, Scottsdale
*Patrick Davis, Fountain Hills	John Guenther, Surprise
Ralph Vasquez, Gila Bend	*Michael Williams, Tempe
JoRene Deveau, Gila River Indian Community	Mario Rochin, Tolleson
Ben Cox for Ray Patten, Gilbert	*Skip Blunt, Wickenburg
Deborah Mazoyer, Glendale	Steve Lawton, Youngtown
*Steve Burger, Goodyear	Tom Ewers, Maricopa County
Chuck Ransom, Litchfield Park	Rus Brock, Home Builders Association
Crystal Pearl, Mesa	

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Harry Wolfe, MAG	Luci Scott, Arizona Business Gazette
David Eisenberg, Development Center for Appropriate Technology	Keith R. Fohrenkam, Gila River Indian Community

1. Call to Order

The meeting was called to order by Chairman Leon Manuel at 2:07 p.m.

2. Approval of September 12, 2001 Meeting Minutes

Ray Patten noted that Ben Cox had represented him at the August meeting of the MAG Building Codes Committee. Bob Lee amended agenda item #6 by noting that item b in the list of reasons that the New Jersey Code was not applicable to the Valley should have said that the New Jersey Uniform Construction Code is a recommendation not a Code. It was also noted that in reference in agenda item #9, IAPO should be revised to say "IAMPO".

It was moved by Tom Ewers, seconded by Mario Rochin and unanimously recommended to approve the

meeting minutes of September 12, 2001 as amended.

3. Call to the Public

Leon Manuel asked if there were any requests to address the Building Codes Committee for items that are not included on the agenda.

Rus Brock of the Homebuilders Association of Central Arizona distributed a handout which provided an update on which States and Metropolitan Areas had adopted the International Codes.

John Guenther asked for an update on electronic permitting. He noted that Surprise is purchasing a custom built system tied to a Geographic Information System to carry out electronic permitting.

Alan Olson said that Phoenix, through its Smart Permitting Forum was continuing work on its electronic permitting process.

John Guenther requested a status report on what other member agencies were doing with respect to electronic permitting.

Dave Potter of Scottsdale said that the City has a custom system.

Alan Olson said that Phoenix uses "Kiva" a software vendor out of Salt Lake City Utah. He added that Phoenix is close to issuing minor permits using the Internet. He added that eventually Phoenix is looking at more extensive use of e-commerce including electronic transmission of plans and plan review.

Chuck Ransom of Litchfield Park said that his City was not using e-permitting at this time, but was interested in pursuing it in the future.

Tom Ewers said that Maricopa County uses Sierra Permits plus, which involves a GIS system on the Internet.

Deborah Mazoyer said that the City would be procuring a software system of e-permitting at the end of November.

Neil Burning said that Peoria uses "Accela PERMITSPPlus" as its database and permit software. He added that the City is considering adding "VelocityHall and "Accela Automation" as an interim solution to web-based automation and Accela PERMITSPPlus already has the GIS interface built in.

Leon Manuel said that El Mirage is currently investigating a system for electronic permitting.

Crystal Pearl said that Mesa is making a best and final offer for purchasing a system.

Ken Sowers said that Avondale is starting to examine potential systems.

Steve Lawton stated that Youngtown was working with David Bailey of the Maricopa County Assessor's Office to use their permitting system.

Ben Cox said that Gilbert is presently installing new hardware and software for a majority of operations from finance to public works. He added that the systems are a partnership between Eden Systems (primary contractor) and Stactec.

Mario Rochin said that Tolleson is looking into the matter.

Alex Banachowski stated that Chandler is in the conceptual phase of designing a system. He said he didn't know which permitting would be done on-line.

Jo Rene DeVeau said that the Gila River Indian Community had an antiquated permitting system.

Bob Lee mentioned that after the first of the year Cave Creek will be using the Black Bear System. The Town will be also be accepting electronic documents for plan review.

Mike Tibbett noted that Carefree is in the early stages of choosing a system.

Neil Burning noted that eight West Valley jurisdictions were working together to establish a standardized plan review process.

4. Green Buildings

John Guenther explained that the City of Surprise is attempting to develop a green building program that is policy and not regulatory based. He said that the City is trying to encourage broad based support and impetus from industry, regional interests, and public groups for the program. Mr. Guenther noted that various programs exist that can be used as models including: Tucson, Scottsdale, and nationally Austin, San Jose, Santa Monica, Denver, and Seattle.

David Eisenberg, Director of the Center for Advanced Technology discussed aspects of the Green Building program.

Anthony Floyd said that Scottsdale's program began four years ago and that it is a voluntary program that is designed to reduce the environmental impacts of construction. He added that 4-5 percent of the builders in Scottsdale are involved in the program. He said the biggest issue with the program is achieving energy efficiency.

Bob Lee reported that the meeting place and date for the next Green Building Council was December 5, 2001 at 3:00 p.m. at the Northeast Corner of 75th Street and Indian School Road.

John Guenther suggested that this program be brought back before the MAG Building Codes Committee for further discussion and to establish some type of network for green building.

5. International Residential Code (IRC) Table Revision

Bob Lee requested consideration of proposed revisions to the International Residential Code (IRC) Table R 301.2 (1) by members of the MAG Building Codes Committee. This section of the Code deals with Climatic and Geographic Design Criteria and Mr. Lee proposed that MAG as a group use the same information throughout the Valley. The proposed criteria that were presented were:

Proposed Revision to International Residential Code Table R301.2 (1)

Ground Snow Load: 0 psf
Wind speed: 90 mph
Seismic Design Category: B
Weathering: NEGLIGIBLE
Frost Line Depth: 12"
Termite: MODERATE TO HEAVY
Decay: NONE TO SLIGHT
Winter Design Temperature: 27 degrees F
Flood Hazards: Jurisdiction Specific

John Guenther voiced support for the values specified by Bob Lee.

Rus Brock said that Spencer Kamps of the Homebuilders Association said that it matched what the homebuilders use as an industry.

Tom Ewers pointed out that there are some areas within the County in different seismic zones. He said that County would be willing to adopt the standards with the exception of the seismic standards.

It was moved by Bob Lee, and seconded by Mario Rochin that MAG recommend Table R 301.2(1) with the assumed values. The motion carried unanimously with Mr. Ewers of Maricopa County abstaining.

6. Impact of New State Legislation on MAG Sound Attenuation Standards

Harry Wolfe indicated that at the September 12, 2001 meeting of the MAG Building Codes Committee, it was requested that MAG staff research SB 1525, which was passed into law this past legislative session. He said that the law included some specific standards for the sound attenuation of homes for jurisdictions with land in the vicinity of Luke Air Force Base; and that some of these standards were different from those adopted by the MAG Building Codes Committee in April of 1996. He said that he wanted to discuss the matter with the MAG Building Codes Committee to determine whether revisions to the MAG sound attenuation standards needed to be undertaken.

Russ Brock said that the standards agreed to for insulation of exterior walls and roofs were what the Homebuilders already were using so they had no objections. Harry Wolfe pointed out that the standard was more stringent than what was included in the MAG standards for homes outside the highest noise contours.

John Guenther pointed out that the sound attenuation standards apply to more than just residential

development. He said it would also include office areas and commercial/retail.

It was agreed that there would be a follow-up meeting between MAG staff, the Homebuilders and other interested parties to assess the impact of SB 1525 on the MAG sound attenuation standards. Harry Wolfe said that he would organize the meeting and report back to the Building Codes Committee in December.

7. Legislative Issues

There were no legislative issues requiring discussion.

8. Plumbing Code Commission

There was no new information to report on the Plumbing Code Commission.

9. Updated MAG Building Codes Committee Membership

Leon Manuel reported that an updated membership roster for the MAG Building Codes Committee had been transmitted to committee members. He added that if there were any changes to the list, to notify Harry Wolfe at (602) 254-6300 or e-mail him at hwolfe@mag.maricopa.gov.

10. Topics for Future Agendas

It was noted that the next agenda would include further discussion of the impact of SB 1525 on MAG Noise Attenuation Standards. Crystal Pearl asked that we survey jurisdictions to see who is using NetClerk.

11. Adjournment

The meeting adjourned at 3:45 p.m.